



Perkins Eastman

Martin Luther King, Jr. School

Community Meeting

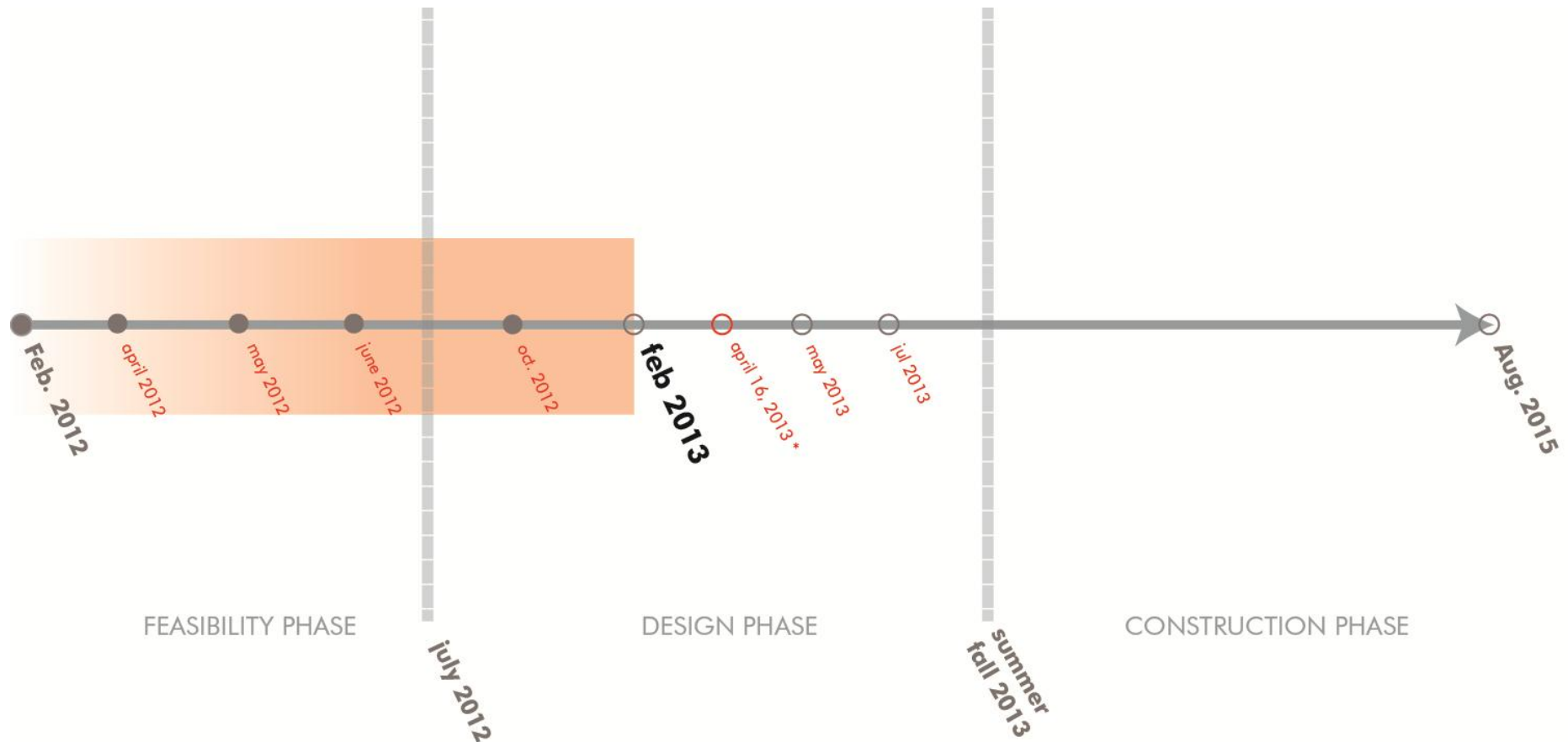
07.February.2013

- City of Cambridge Introduction
- Proposed School Design Update
- Construction Pre-Planning (Rich-Caulfield, MLK Joint Venture)
- Wrap Up & Discussion



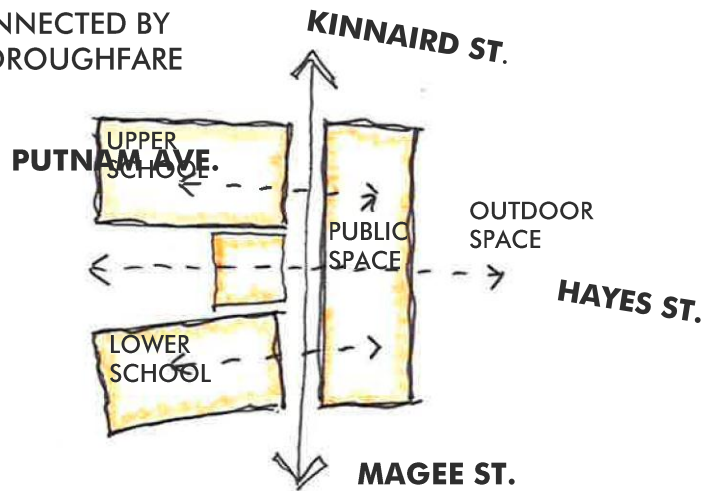
PROJECT TIMELINE

- Community Meeting Dates
- * Special Permit Hearing

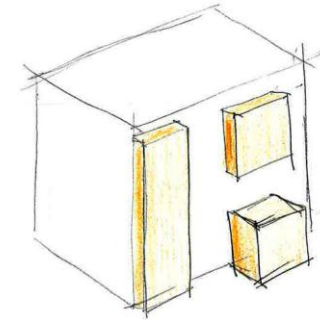


CONTEXT ELEMENTS IN THE DESIGN

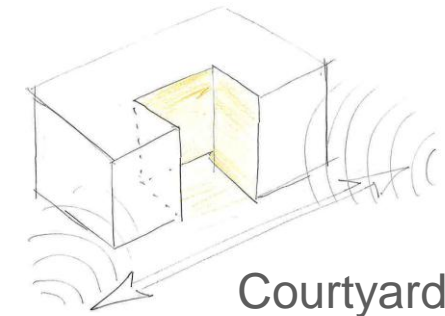
BUILDING
NEIGHBORHOODS
CONNECTED BY
THOROUGHFARE



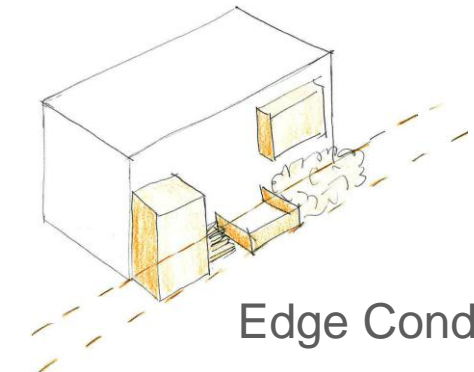
1. Building Should Behave as Corner or Anchor within Neighborhood
2. Use Cambridge Context Elements and Material Palette to Create Neighborhood Friendly School



Bays



Courtyards



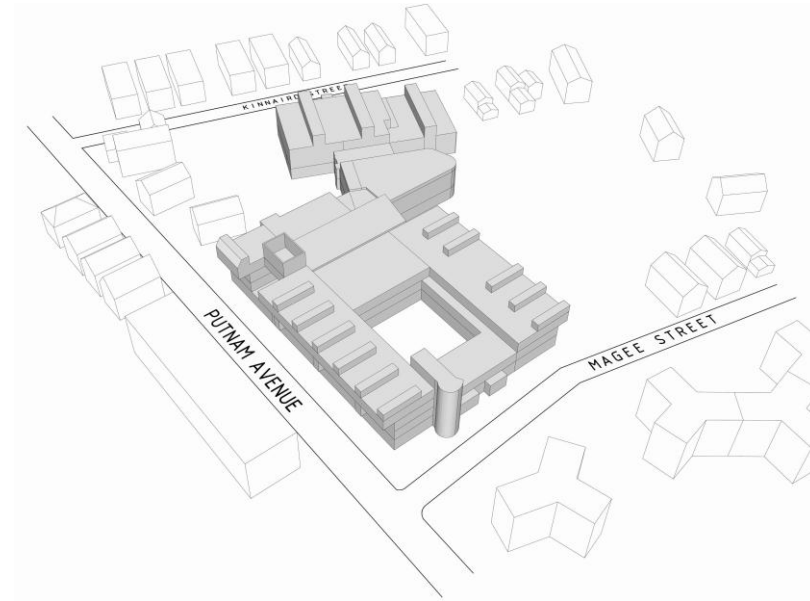
Edge Condition



Existing School:

Staff = 114

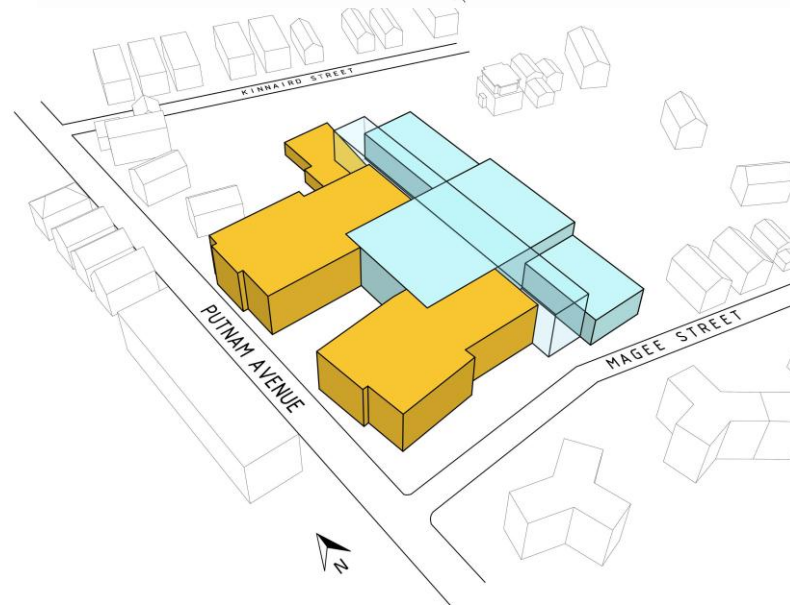
Students = 660

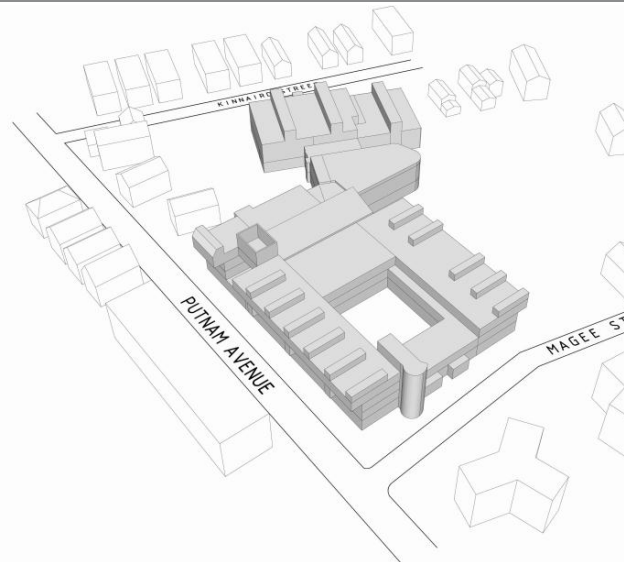


Proposed School:

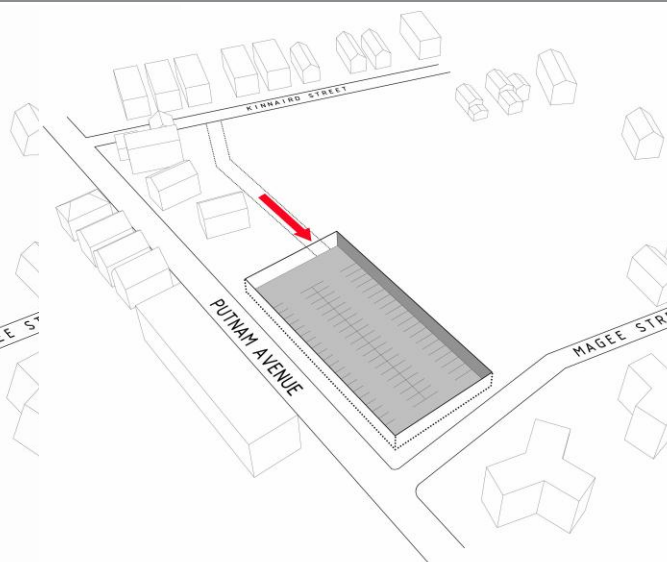
Staff = 120-123

Students = 740

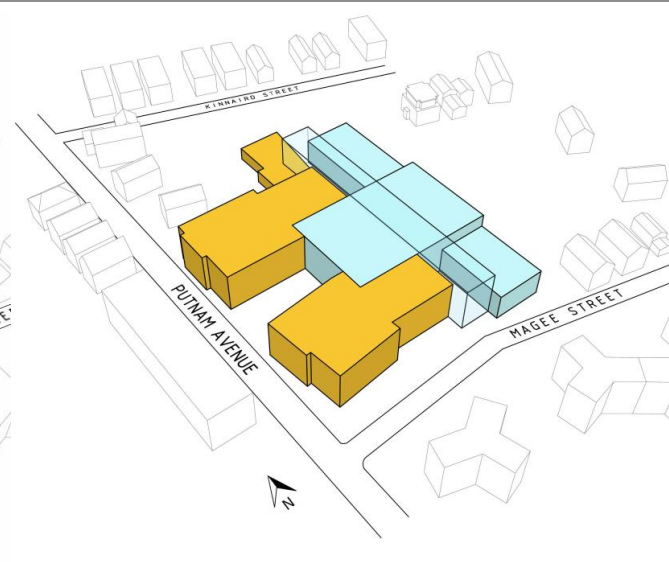




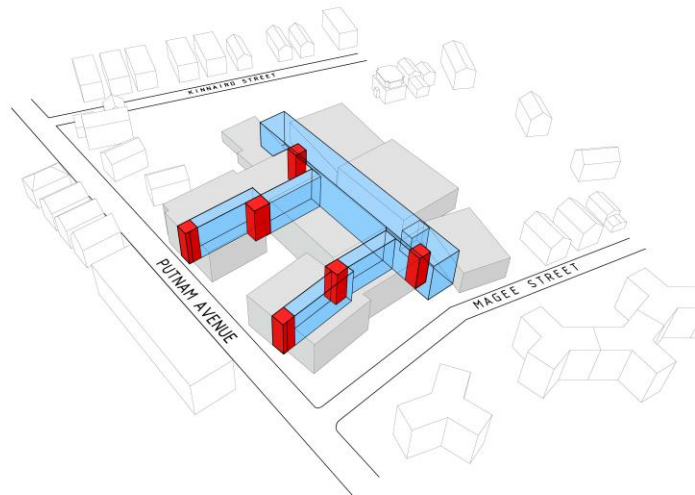
Existing Conditions



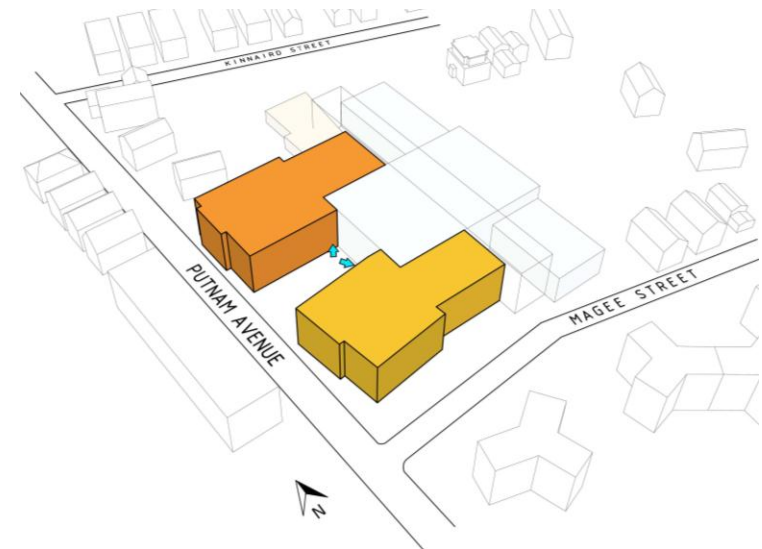
Existing to Remain



Public & Private

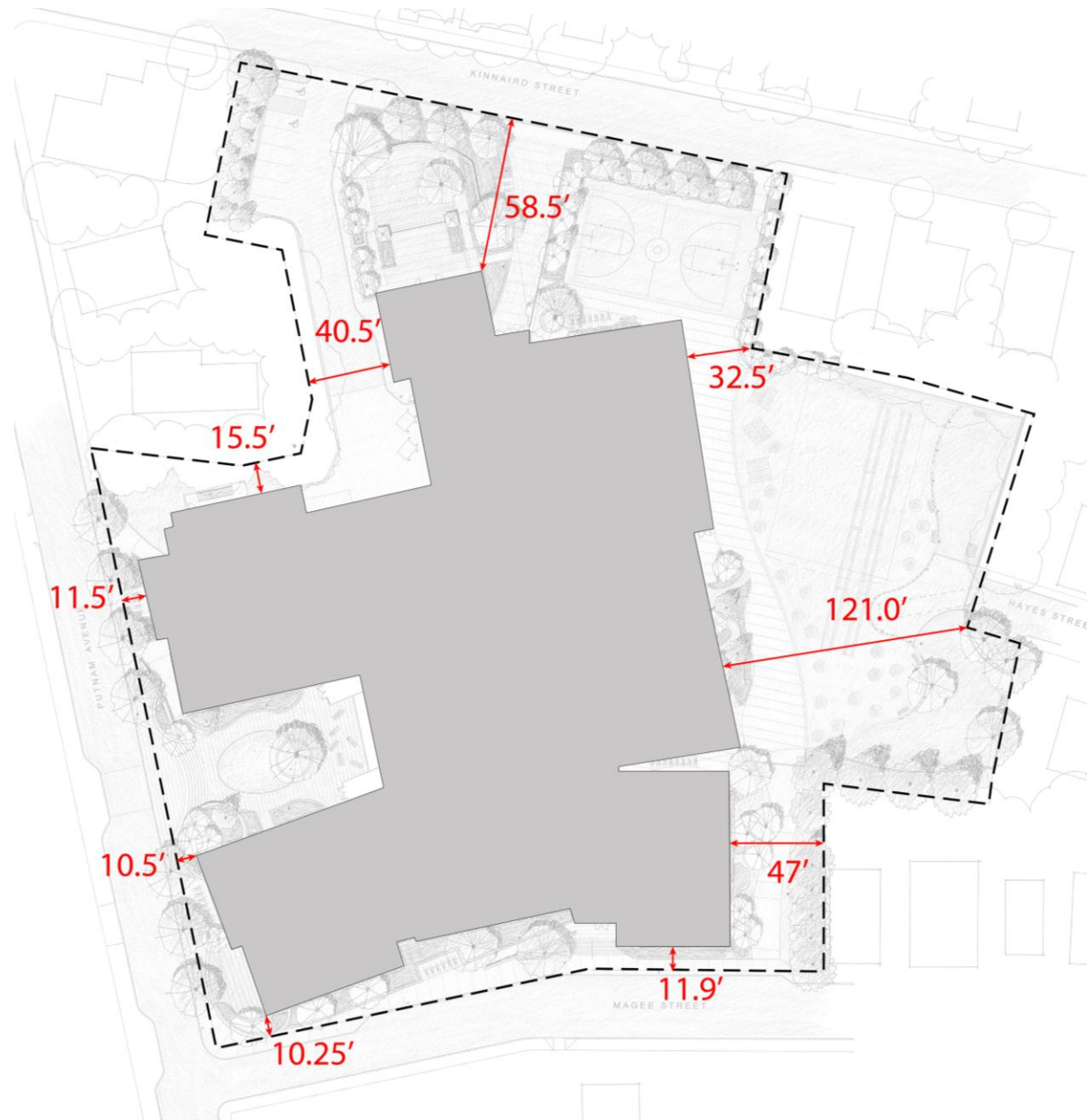


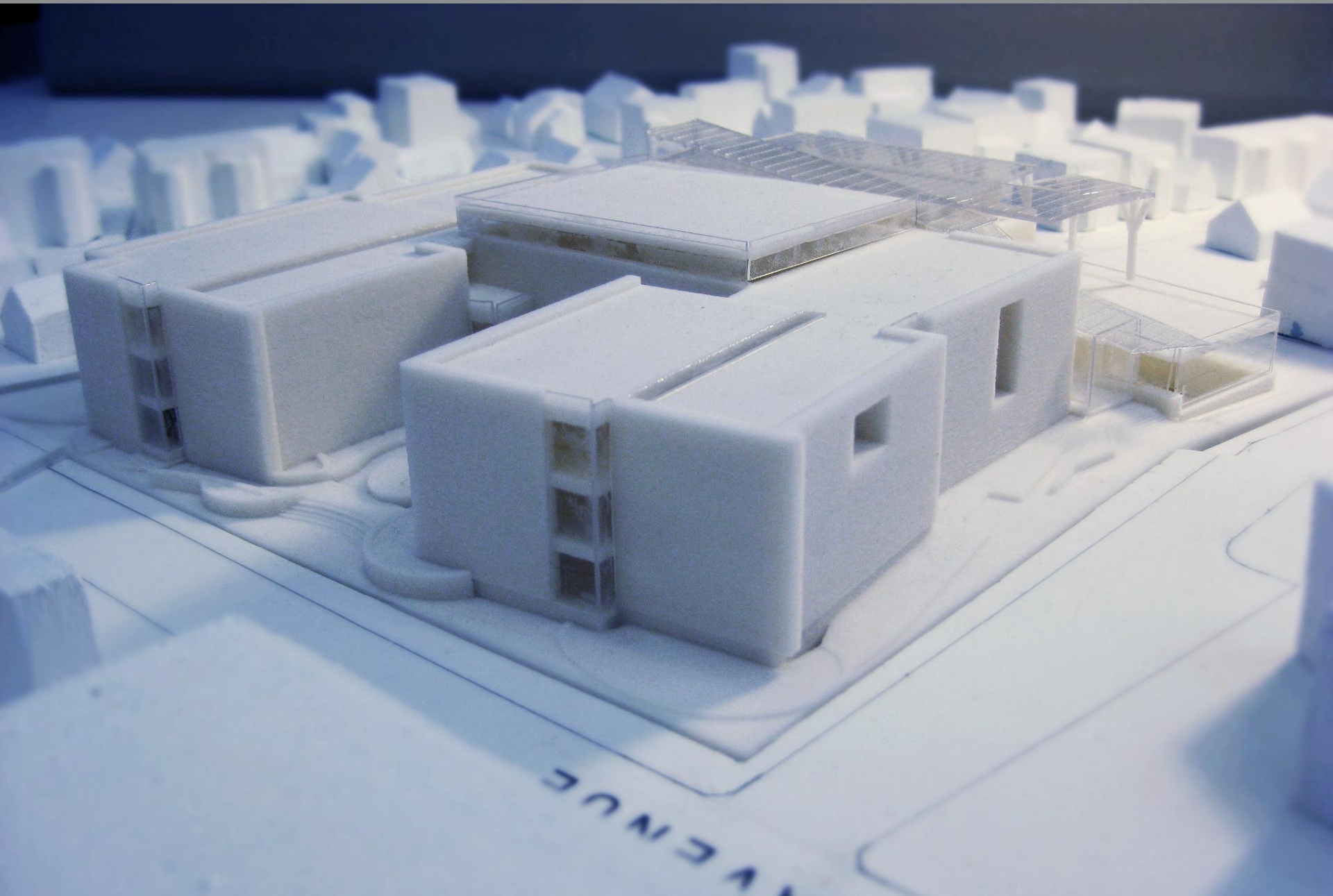
Circulation

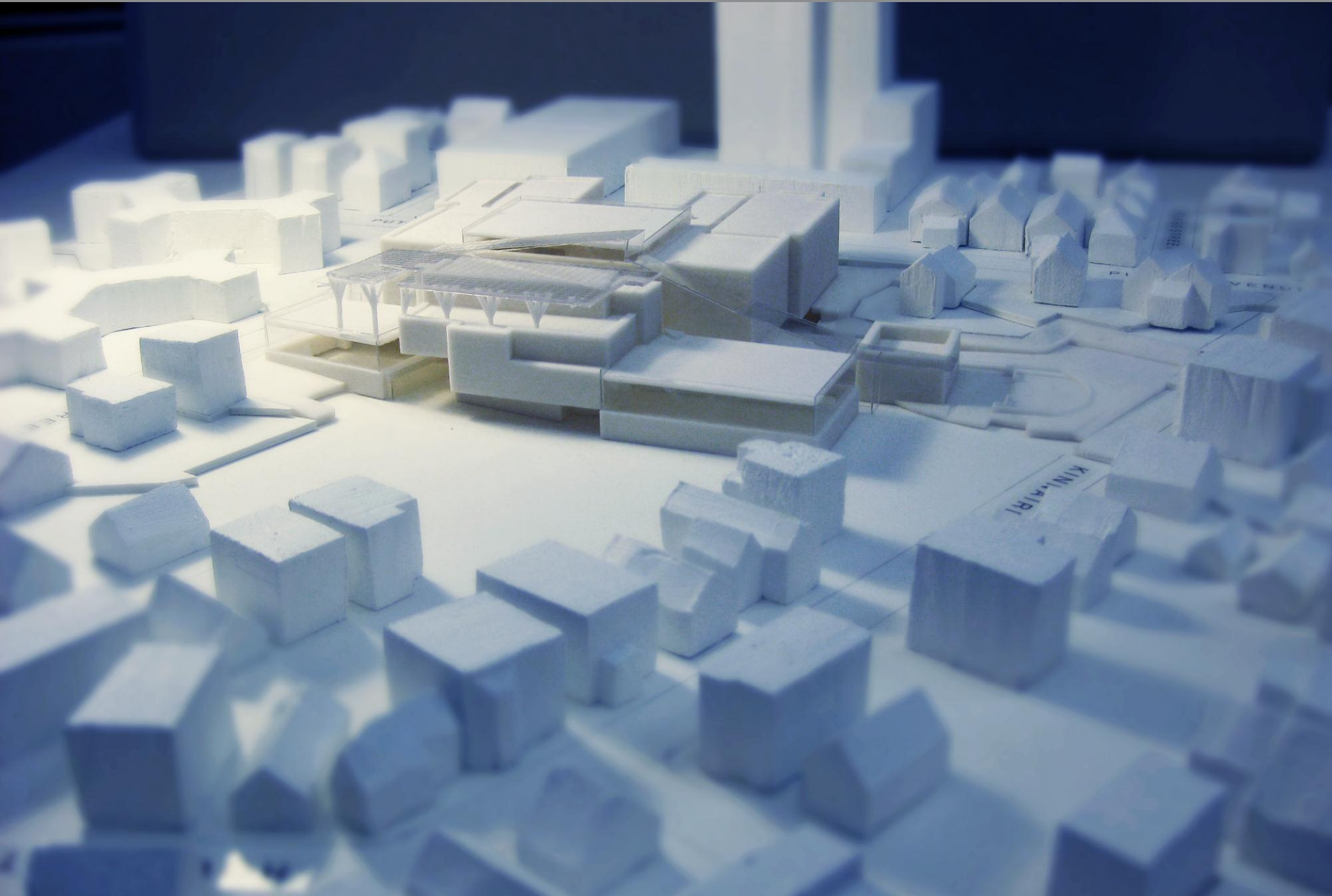


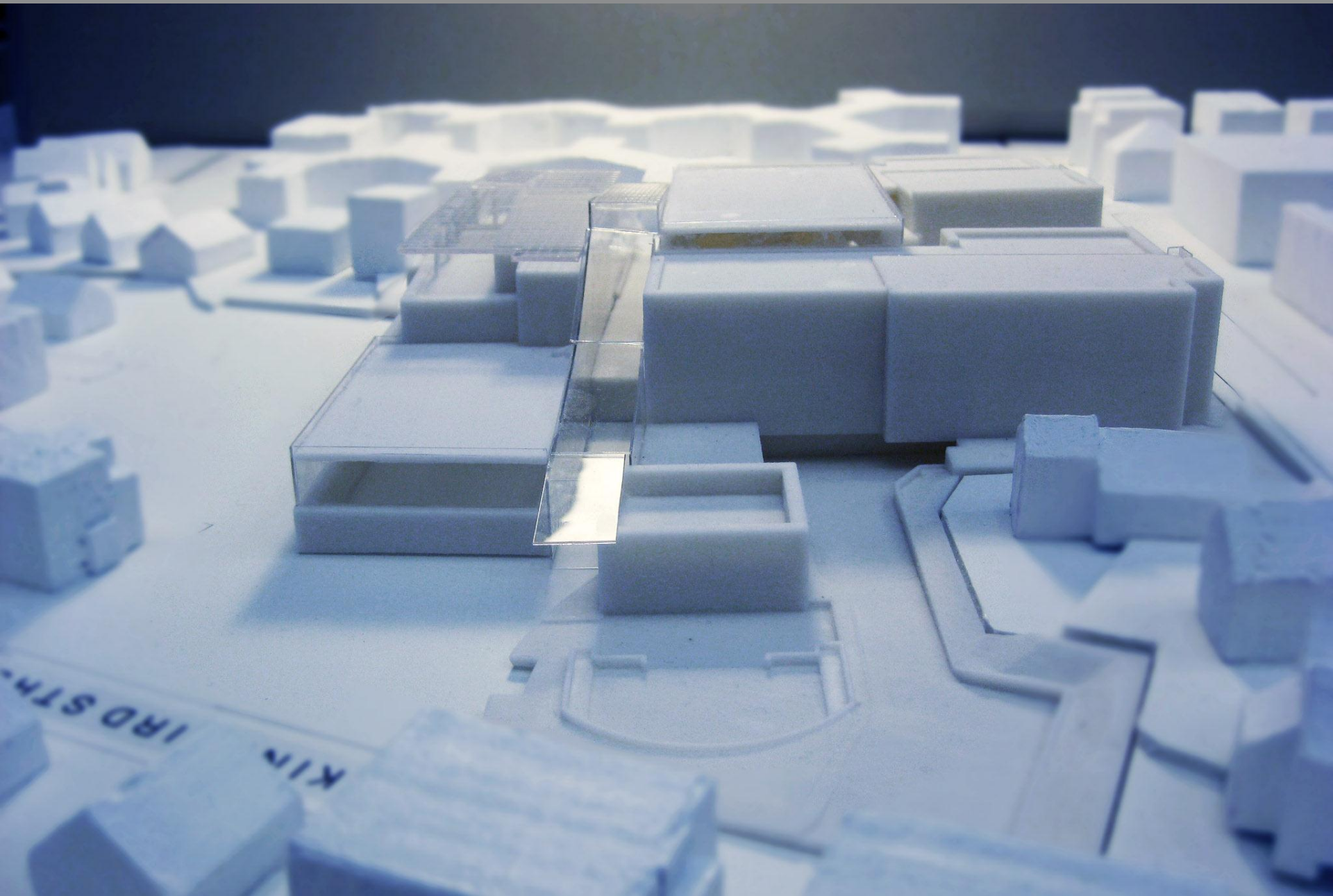
School Identities



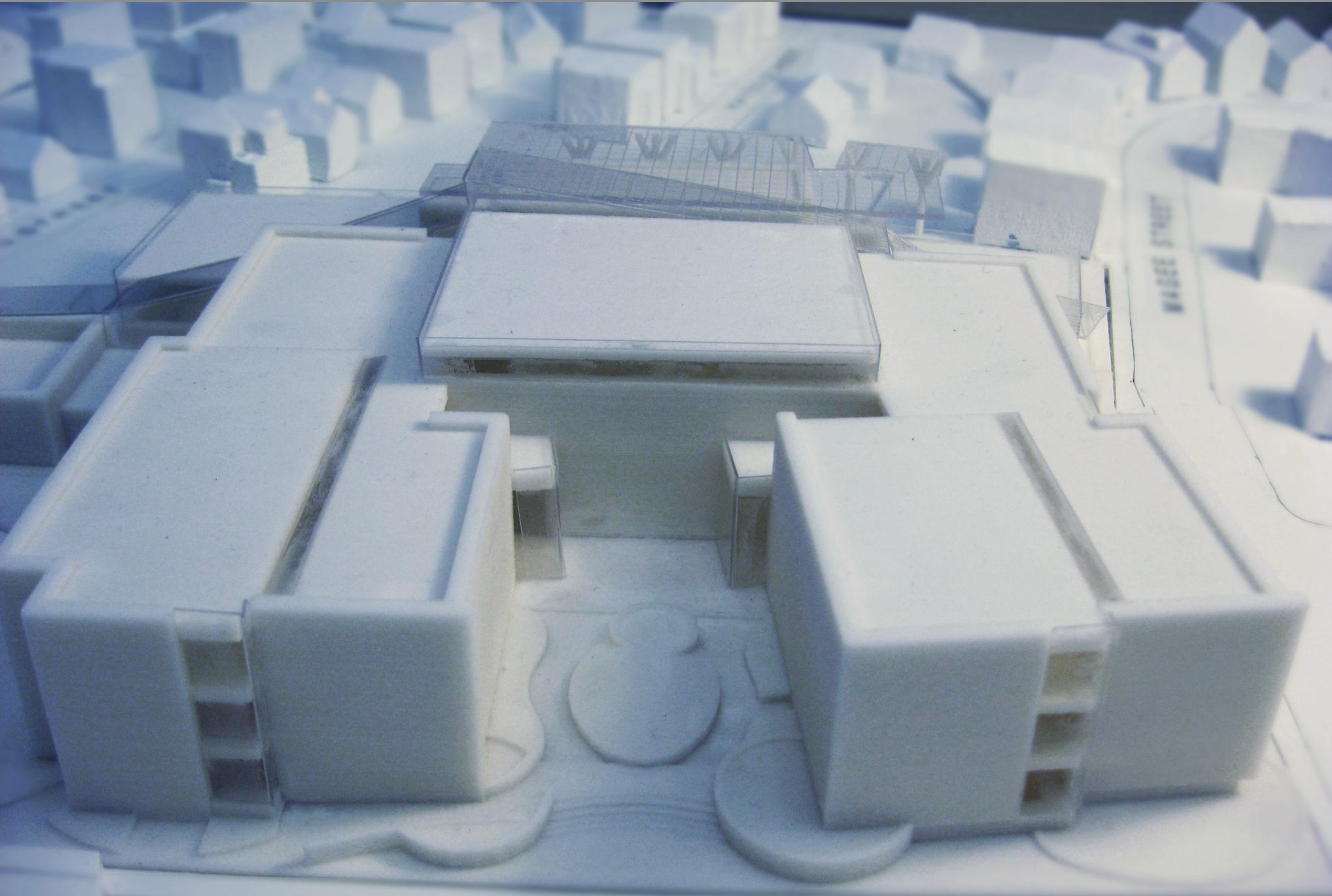




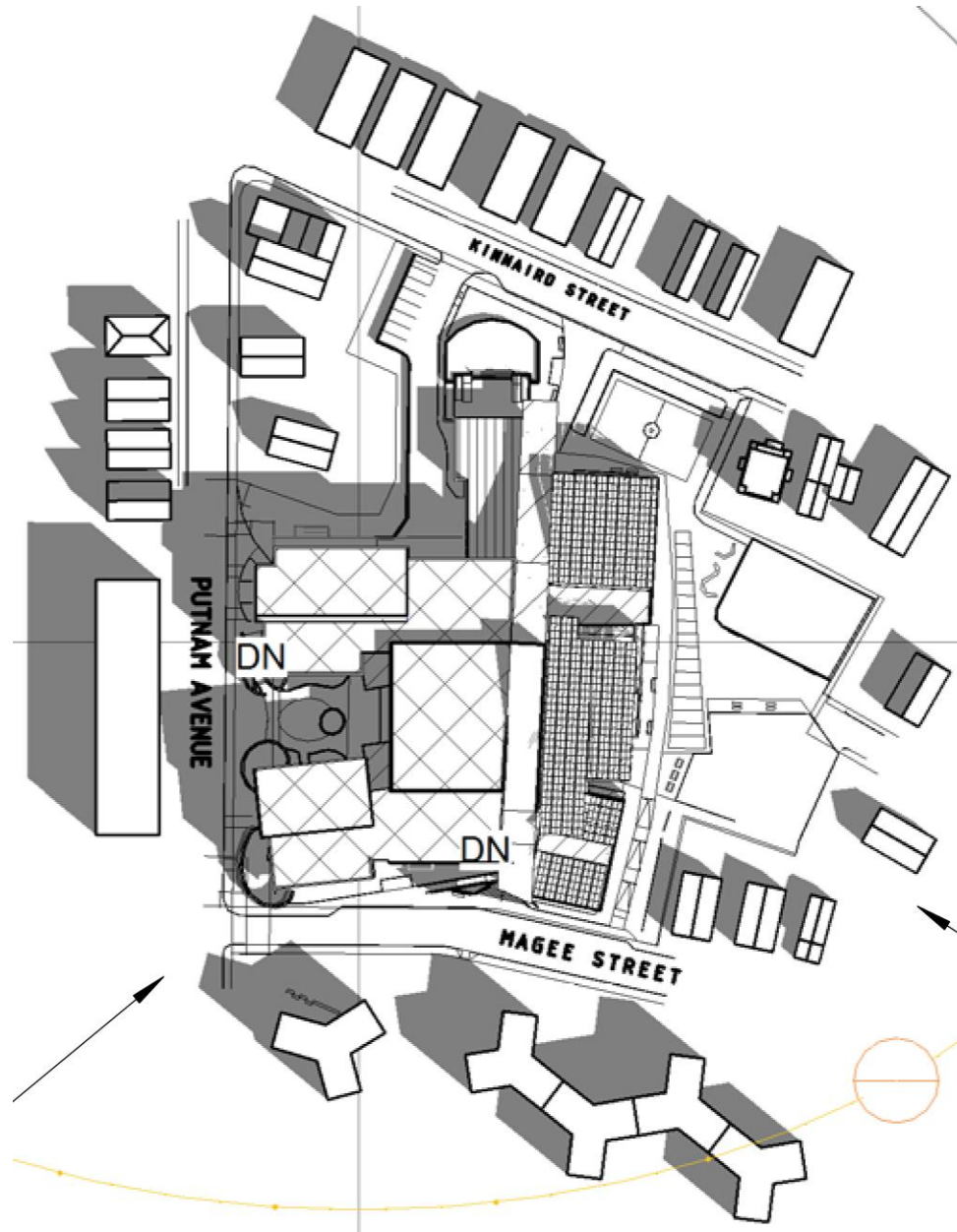
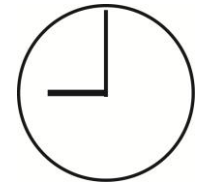




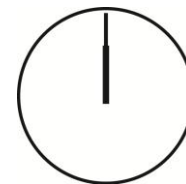
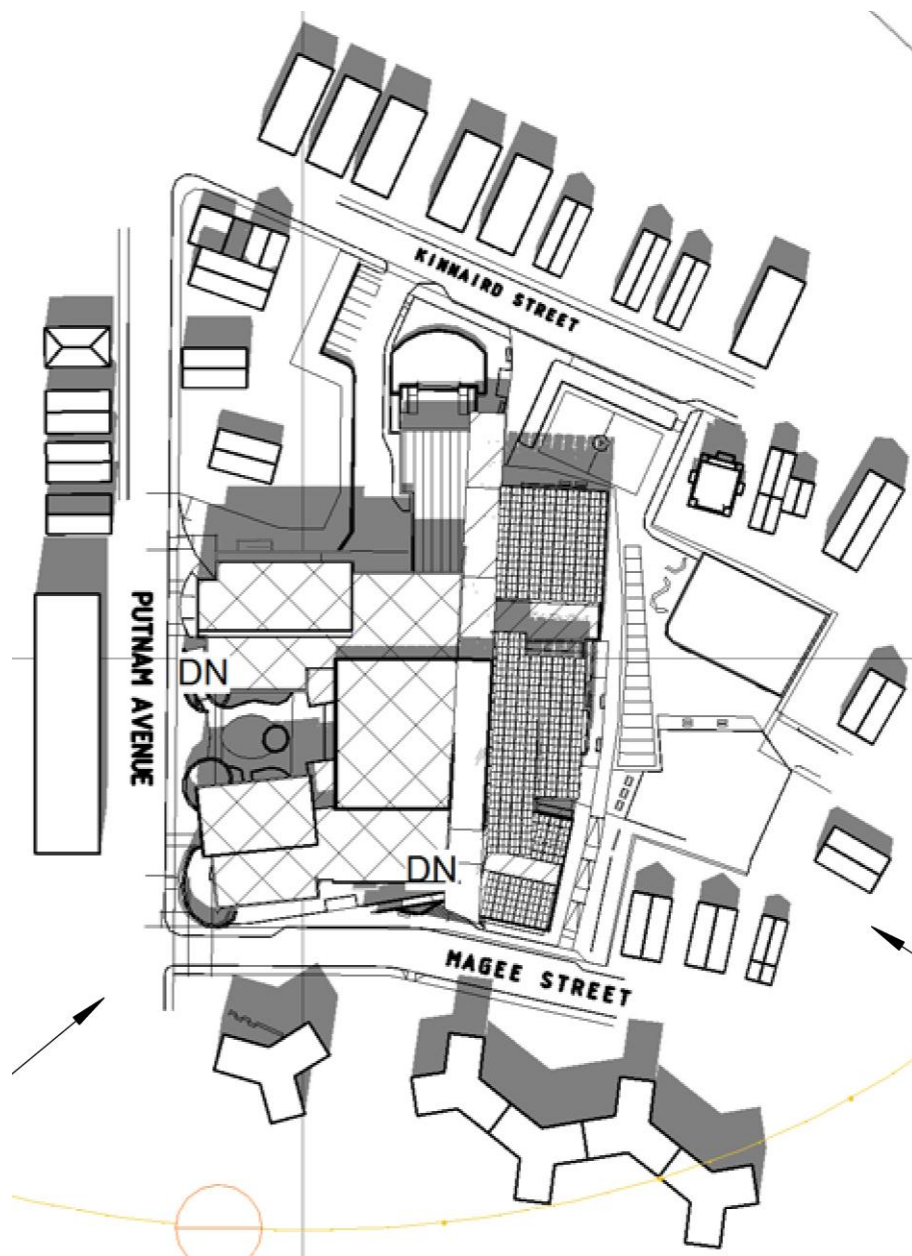
MASSING MODEL



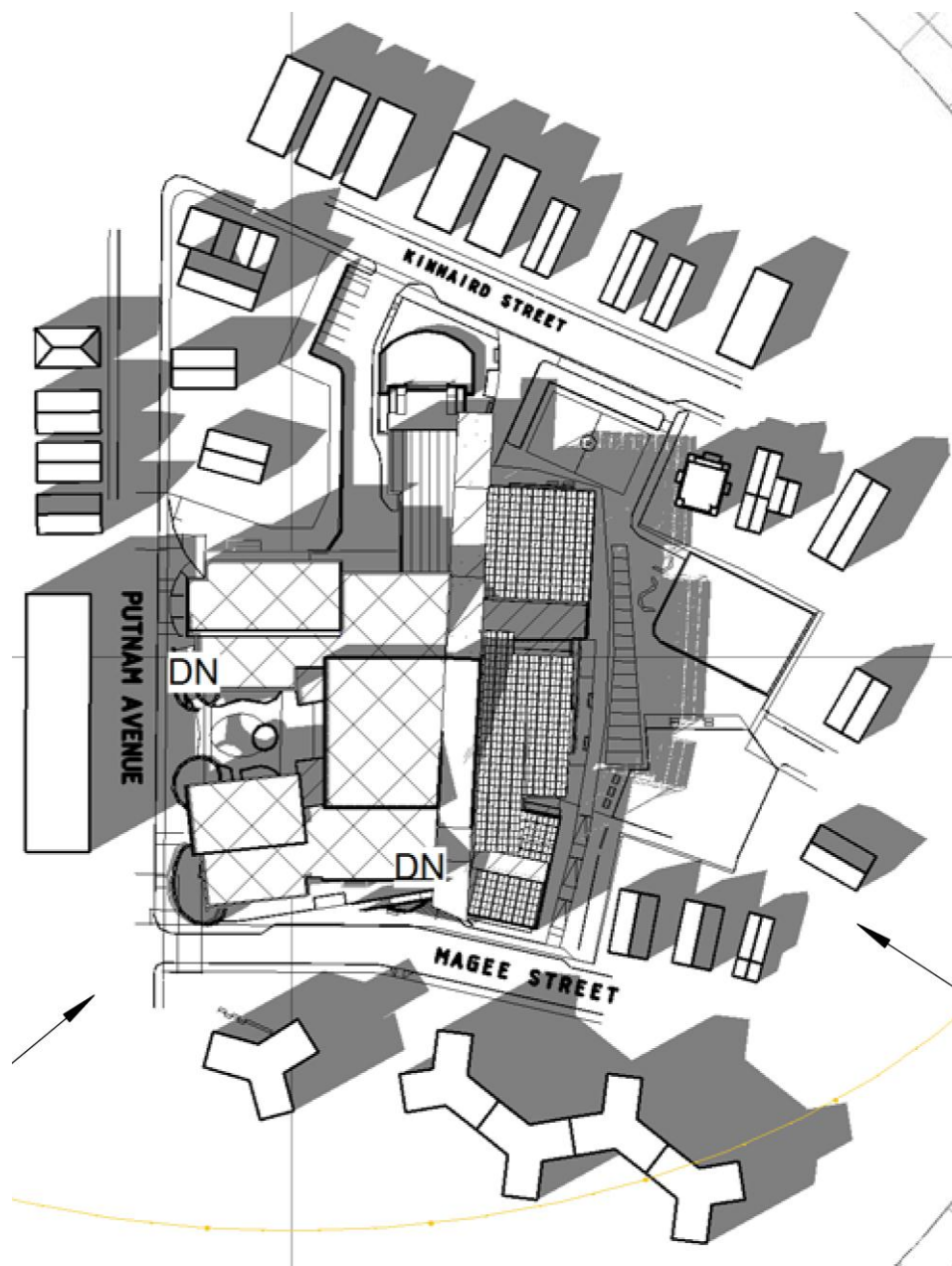
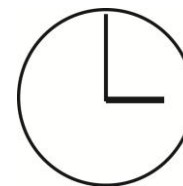
Spring/Fall - 9AM



Spring/Fall – 12PM



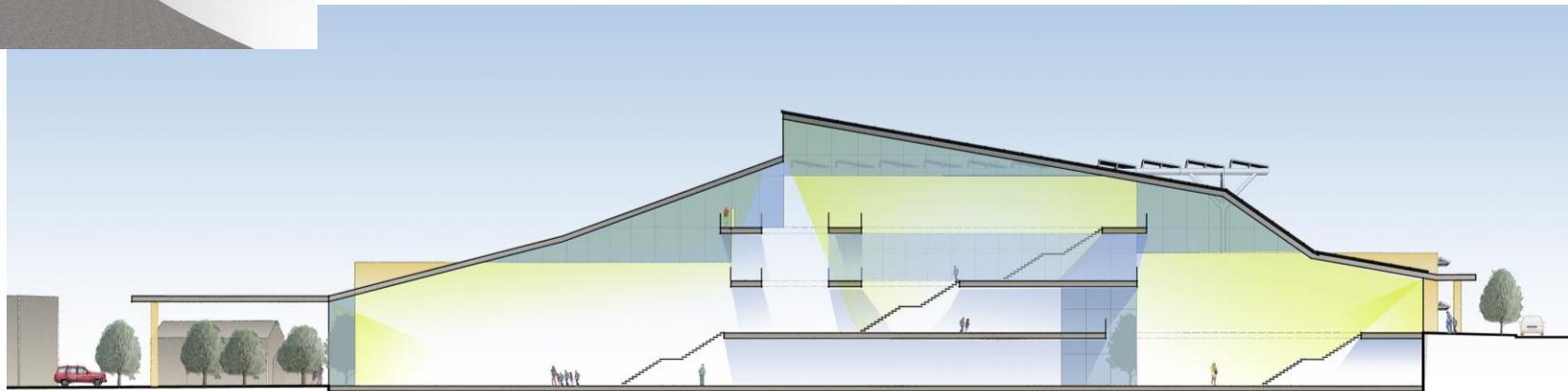
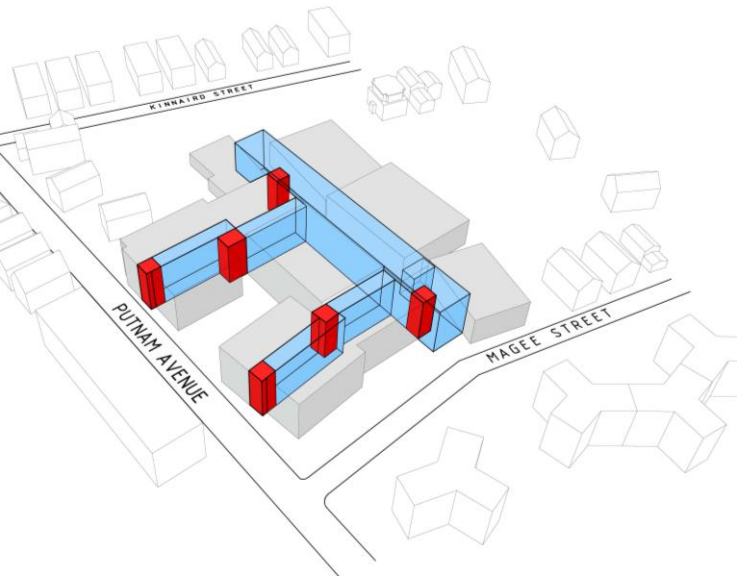
Spring/Fall – 3PM



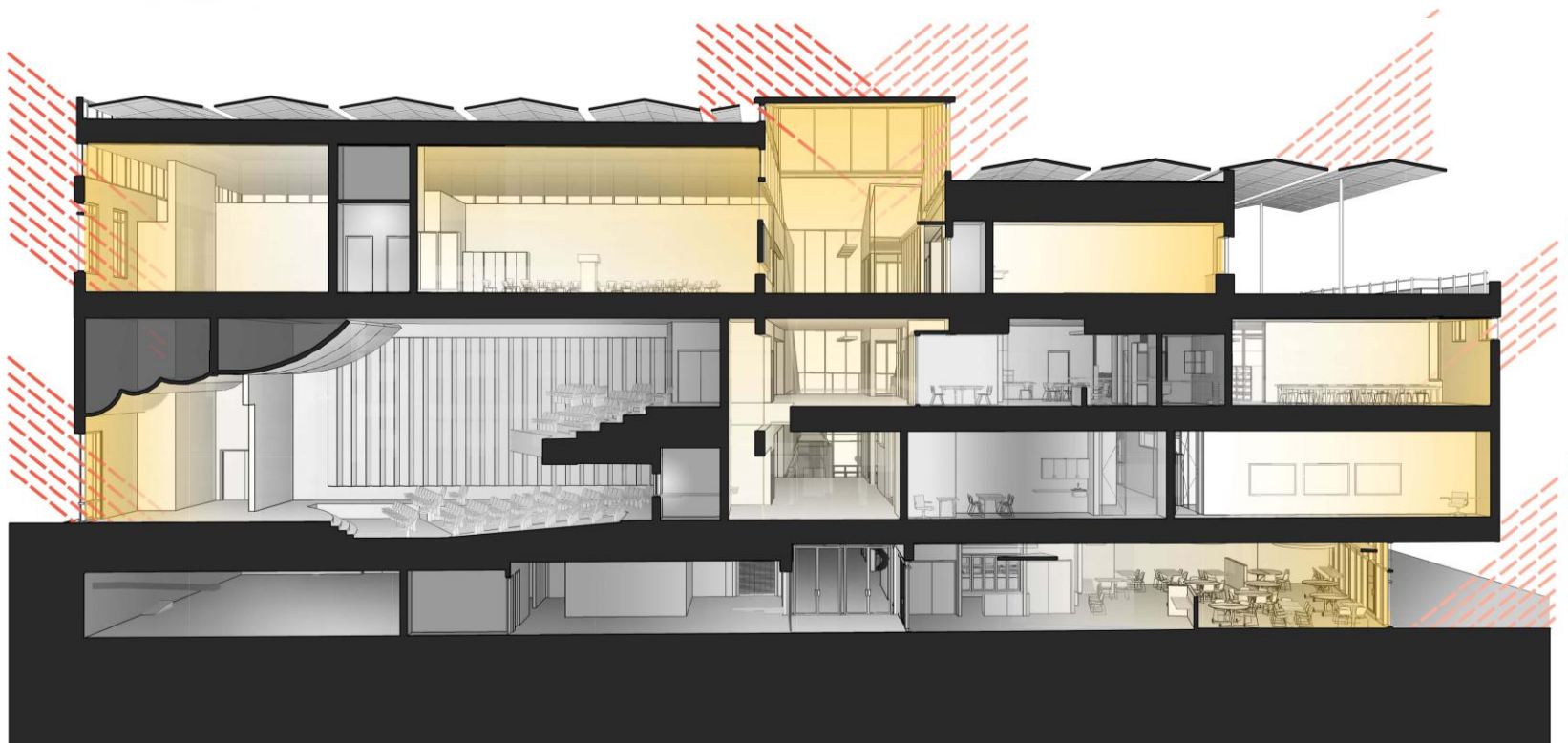
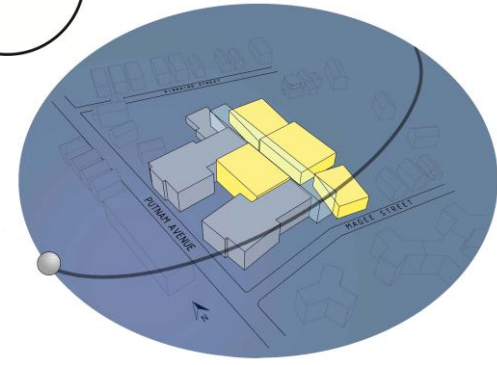
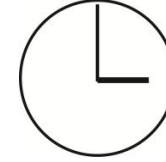
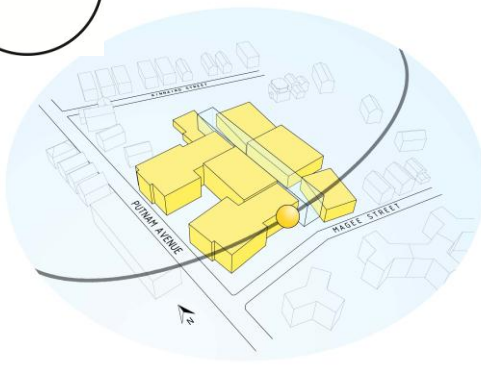
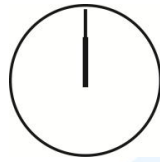
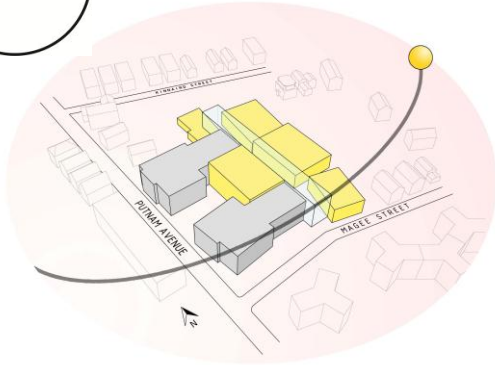
SCHOOL ENTRANCE COURTYARD



Perkins Eastman



DAYLIGHTING DESIGN & NETZERO



INTRODUCING RICH-CAULFIELD, MLK JOINT VENTURE

- Construction Manager role
- History
- Relevant experience
 - Public bid construction
 - Schools
 - Urban or neighborhood work sites
 - City of Cambridge
- Key team members:
 - Jonathan Rich, CEO – Project Executive
 - Brian Santos, Vice President – Senior Project Manager
 - John Rich – Project Superintendent
 - Chris Quinn – Project Manager
- W.T. Rich Contact Information
 - Telephone: 617-467-6010 (24-7 coverage)
 - Email: wtrich@wtrich.com



W.T. RICH COMPANY, INC.

29 Crafts Street, Suite 300

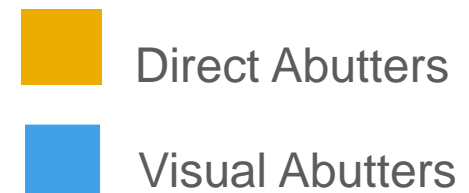
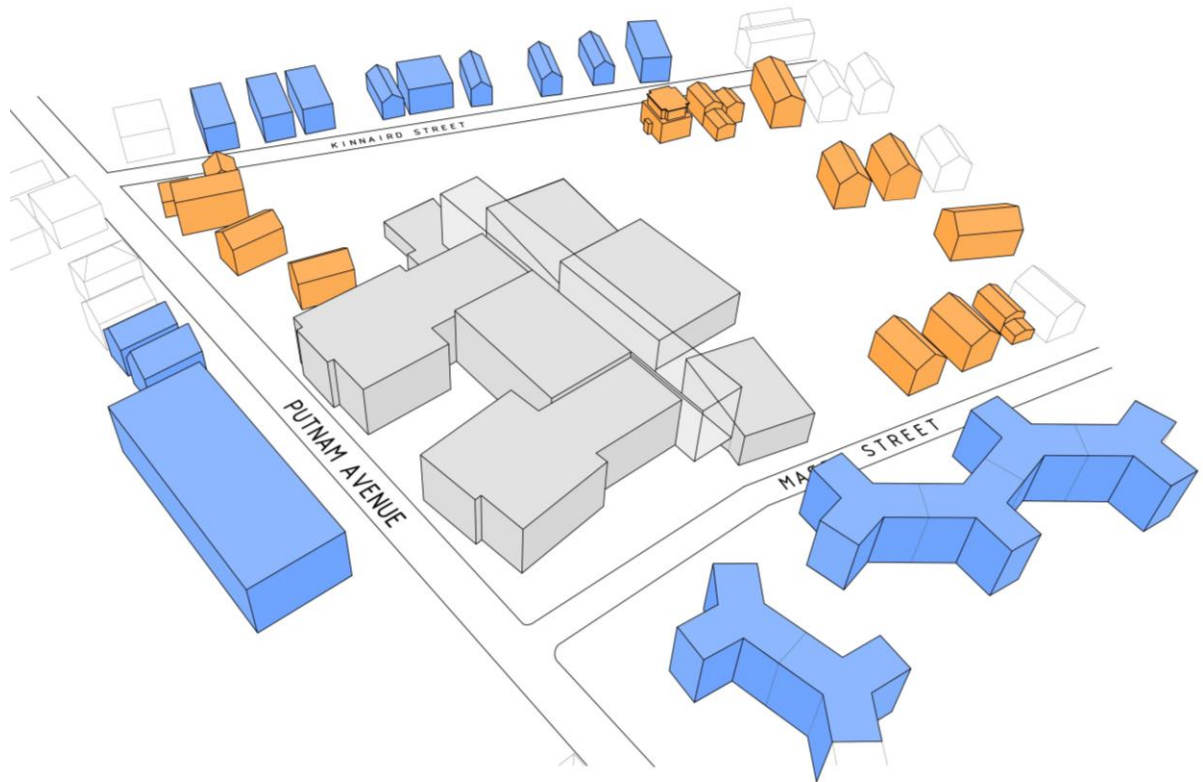
Newton, MA 02458

617-467-6010

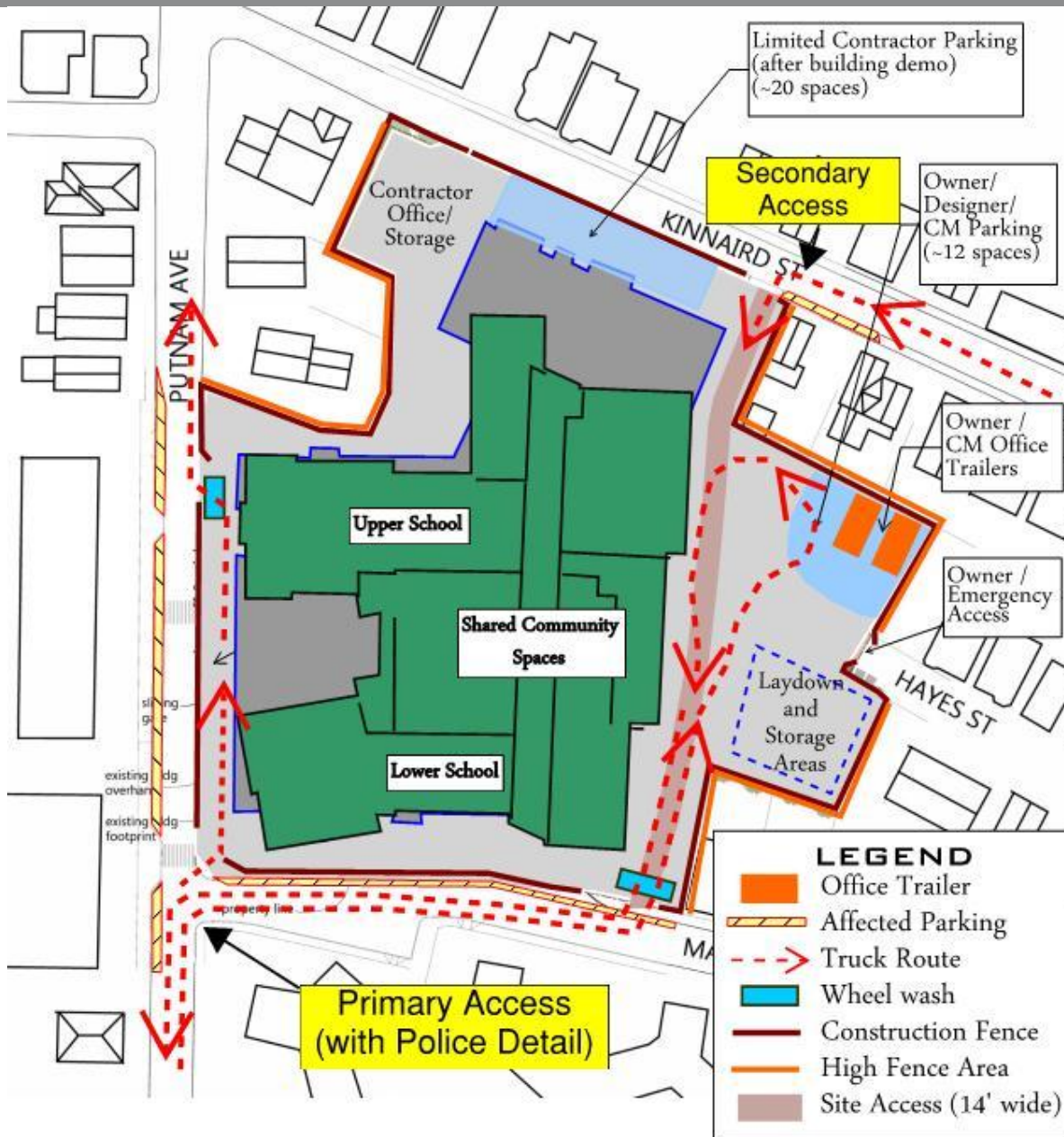
Rich-Caulfield, MLK Joint Venture

RICH-CAULFIELD, MLK JOINT VENTURE: NEIGHBORHOOD MANAGEMENT

- Communication is key
 - Periodic meetings
 - City website
 - Direct communication (phone or email)
- Safety comes first
- Work hours:
 - Allowed: 7 am to 5 pm
 - Planned: 7 am to 3:30
 - Limited "off hours"
- Mitigating construction challenges
 - Noise
 - Dust
 - Parking
 - Street work
- Traffic and pedestrian management

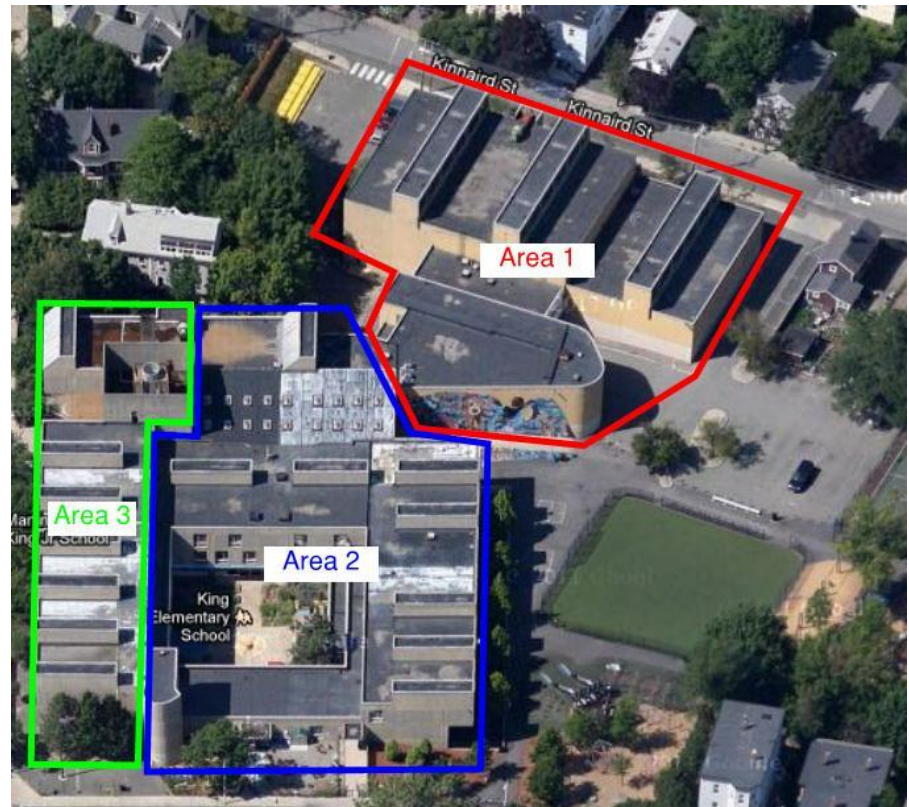


RICH-CAULFIELD, MLK JOINT VENTURE: SITE HIGHLIGHTS



- Phase 1: Demolition and Abatement
 - Anticipated Start: April 2013
 - Duration: 5 to 6 months
- Phase 2: Full construction
 - Anticipated Early Foundation / Steel: Summer / Fall 2013
 - Structure complete: Spring 2014
 - Envelope complete: Fall 2014
 - Final completion and handover: Summer 2015

Building Demolition Sequence



Perkins Eastman

50 FRANKLIN STREET
SUITE 203
BOSTON, MA 02110
T. 617.449.4000
F. 617.449.4049

WWW.PERKINSEASTMAN.COM